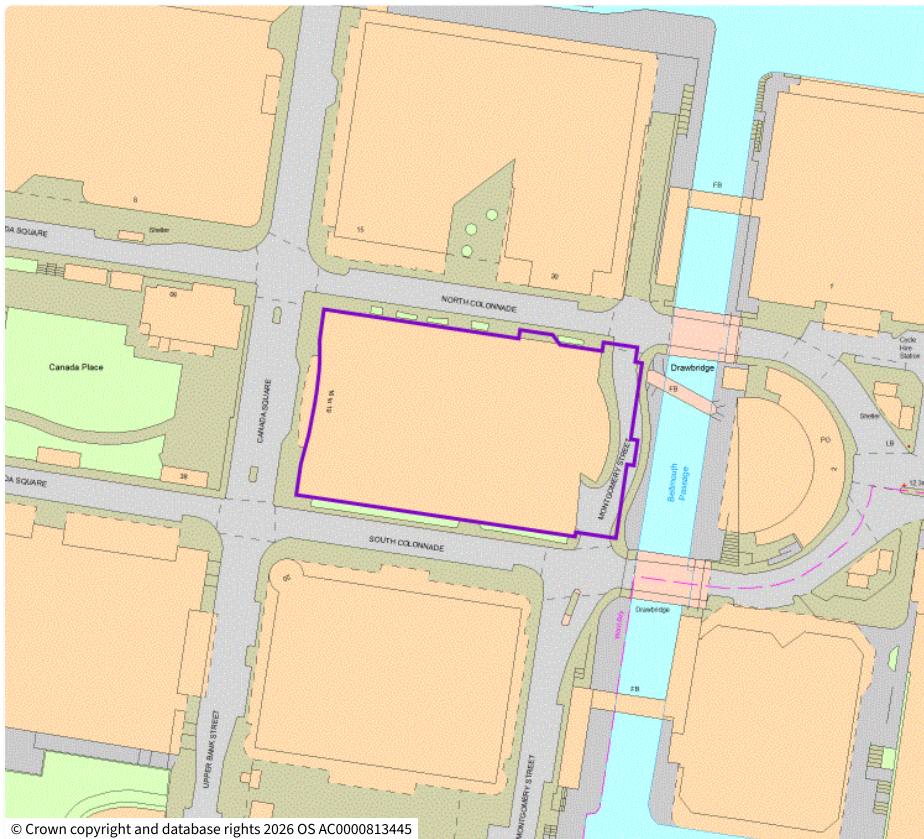


Sample Site, Sample Street, SAMPLE TOWN, XX1 1XX, England




Site area: 5814 m²

Prepared for Lmk Orders - Test Account
 Current use Commercial
 Proposed use Commercial
 Transaction type Assumed purchase




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	Contaminated land	Page 2	Passed
	Operational compliance		Not Identified
	Flood	Page 2	Passed
	Ground stability	Page 7	Identified
	Radon	Page 8	Not Identified


 Authored by
Risk Assessment Test User BSc (Hons)
 riskassessmenttestuser@landmarkinfo.co.uk
 03300 366 115


Contaminated land summary

Passed 

Overall risk of contaminants from on-site activities	Moderate
Risk of contaminants from off-site activities impacting the Site	Moderate
Environmental sensitivity (pathways and receptors) rating	Moderate
<p> Liability assessment</p> <p>Within the scope of this assessment no liabilities have been identified. No further action is required.</p> <p>Recommendation</p> <p>Action: No action required.</p> <p>Operational Compliance</p> <p>The Site does not appear to be engaged in activities that require permitting.</p>	

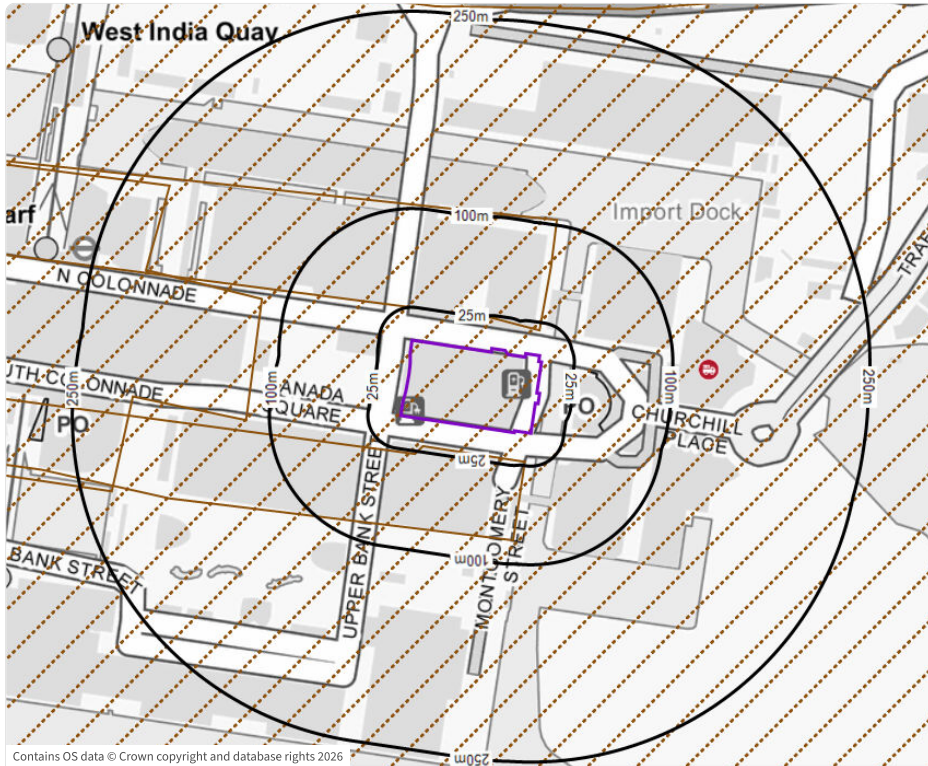
Flood summary

Passed 

Would a Flood Risk Assessment be required if development was proposed?	Yes
What is the risk of flooding in an undefended scenario or assuming defences fail?	Moderate to High
Are there existing flood defences within 500m of the Site?	No
What is the risk of flooding when these defences are operational?	Low to Moderate
<p> Professional opinion</p> <p>Within the scope of this assessment no significant flood risk has been identified. However, it would be prudent to consider the recommendations below.</p> <p>Recommendation</p> <p>Risk: No action - standard enquiries only.</p> <p>Action: Standard enquiries: Ask the seller whether flooding has occurred in the area before. If it has, please contact us for advice. Establish the availability of buildings and contents insurance before exchanging contracts.</p> <p>Insurance</p> <p>In most cases insurance should be available at standard terms.</p>	

Contaminated land: consultant's commentary


Passed 



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Risk	On-site	Off-site
Multiple features present		
Authorised industrial processes	Not Identified	Not Identified
Landfill and waste	Not Identified	Identified
Incidents and enforcements	Not Identified	Not Identified
Current land uses	Not Identified	Not Identified
Historical land uses	Identified	Identified

On-site Moderate

 **Historical map review:**

A review of historical maps indicates the Site was occupied by a wider timber shed since at least c.1869. This use remained until some time between c.1920 and c.1938 when it was later used as part of a warehouse. The Site was later cleared after 1982 and redeveloped some time between c.1999 and c.2006. We have been informed by the client that the Site is currently in commercial use and that it will continue in this use without redevelopment.

Off-site Moderate

 **Historical map review:**

A limited number of historical or current potentially contaminative uses were identified in proximity to the Site. These include: a timber shed extending off site to the east and west c.1869-1920; railway sidings c.1869-1982; and a warehouse extending off site to the west c.1938-1982.

Environmental data:


An active licensed waste management facility 128m east

Contaminated land: consultant's commentary

Passed 



Pathways and receptors Moderate

 The general area appears to be in commercial use, with residential properties likely located within 100m.

Superficial deposits underlying the Site are classified as a Secondary Aquifer - Undifferentiated, the bedrock is classified as a Secondary Aquifer - A.


The Site does not lie within a Source Protection Zone.

There are no non-potable abstraction licences within 100m.






There are no potable abstraction licences within 500m.

The closest water feature is Bellmouth Passage, located 6m east.

No designated eco-receptors were identified within a 500m radius of the Site.

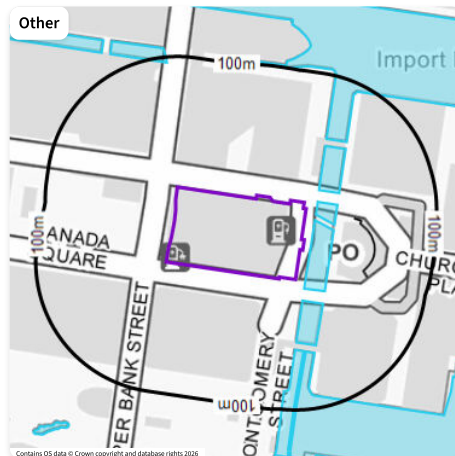
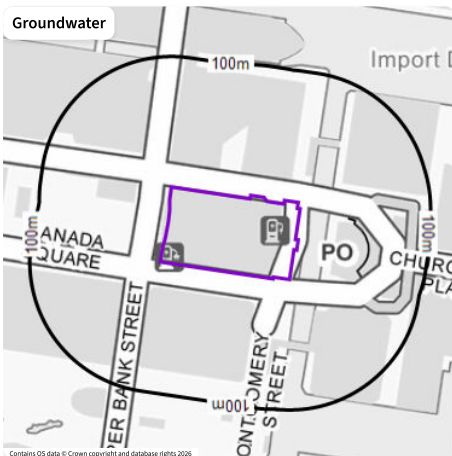
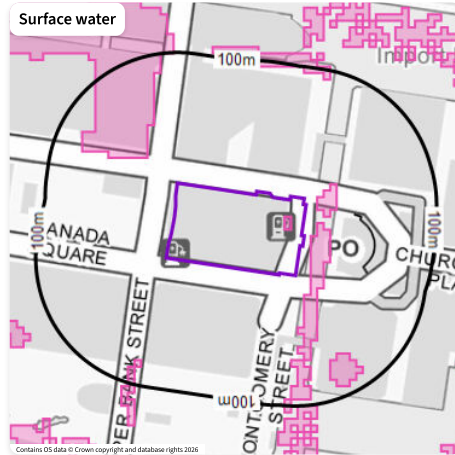
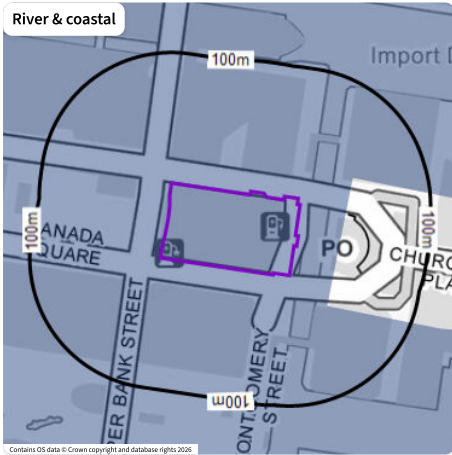
 **Additional sources of information**






No additional sources of information have been reviewed as part of this assessment.

Risk	Search radius	Result
 Multiple features present		
 Water Features	100m	Identified
 Groundwater Vulnerability	On-site	Identified
 Abstraction Sensitivity	500m	Not Identified
 Environmental Designations	500m	Not Identified

🏠 Flood: consultant's commentary

Passed 



 River & coastal: River	Very Low
 River & coastal: Coastal	Very Low
 <u>Surface water</u>	Low
 Groundwater	Very Low
 <u>Other</u>	Low to Moderate
🗨️ Coastal	
<p>The Site lies within a Flood Zone 3 owing to its proximity to the River Thames. But it is also within an Environment Agency defined 'area benefiting from flood defences'. As a result the Environment Agency have revised the risk of the area to low, which is why the risk of flooding differs when looked at with and without defences above.</p>	
Other	
<p>Bellmouth Passage is located 6m east. However, given the nature of this feature we do not consider it to pose a significant risk to the Site.</p>	

Flood: other considerations

Dam and Reservoir Failure	Not Identified
Dam and Reservoir Failure	
The Site is not within an area that would be flooded in the event of significant infrastructure failure.	

Flood risk management options

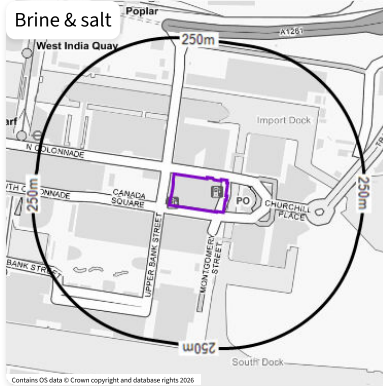
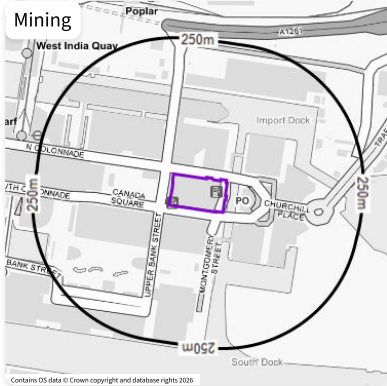
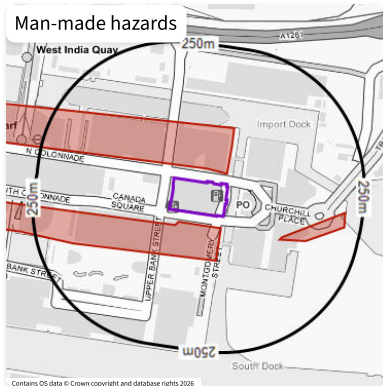
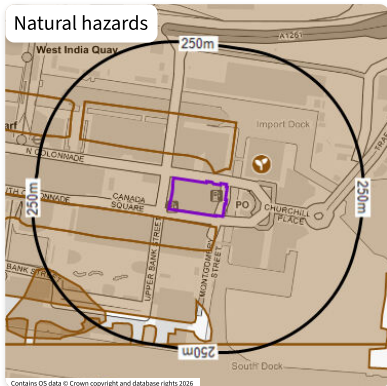
Flood protection measures can help manage risk, while planning for a flood event is key to minimise impact and disruption. Where a risk has been identified, the best next step is to better understand the flood depths and likely extent.

Refining the risk will then inform the right solution. Where property level protection is still required, a surveyor will be best placed to advise on the configuration.

Options	Summary
Resistance	Flood resistance measures are physical barriers designed to keep water out of the property and can either be mountable or passive. They include flood doors or guards, non return valves on plumbing and airbrick covers. If buying products, make sure they are kitemarked.
Resilience	Flood resilience measures are incorporated into building design to minimise damage. Once flood water subsides a resilient design avoids a major drying out spell or gutting.
Business continuity plan	A business continuity plan is a strategic plan of action to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of avoidable losses.
Flood evacuation plan	A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Ground stability

Identified !



Risk	Search radius	Result
○ Multiple features present		
■ Natural hazards	Mixed	Identified (4)
■ Man-made hazards	On-site	Not Identified
■ Mining	Mixed	Not Identified
■ Brine and Salt	On-site	Not Identified

Summary

We have identified a risk of ground stability hazards at the Site.

Recommendations

- 1 We recommend that you consult a local RICS accredited surveyor to arrange a survey for any properties on the Site. The survey should assess whether any properties are affected by ground stability issues.
- 2 Further information may be available from the Minerals and Waste Officer at the County Council and the Local Building Controls Officer.
- 3 If any active ground instability appears to be affecting properties on the Site, inform your insurance company, mortgage lender, landlord or get specialist advice from a suitably qualified expert such as a structural surveyor, geotechnical engineer or chartered engineering geologist. If active ground instability does not appear to be affecting any on-site properties but the area has a potential for instability, this should be taken into account before undertaking any alterations to the existing properties, or the construction of new ones.

i This section does not include consideration of coal mining/potential hazards relating to coal mining. For assessment of coal risks a Landmark coal report should be obtained.

☢ Radon

Not Identified ✓



Summary

The Site is not in a radon affected area. Less than 1% of buildings are estimated to be at or above the action level.

Recommendations

- 1 The result is only valid for Sites above ground. All basements and cellars are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living accommodation, the Site should be tested regardless of the radon affected area status.
- 2 No protective measures are considered necessary in the construction of new buildings or extensions.

Risk	Search radius	Result
☒ Radon risk	On-site	Not Identified

Data appendix

This section provides information on features and hazards that inform the previous sections. **We will only show maps and detail where hazards or features have been identified in the search buffer for the section.** There's no need to read this section unless you're after more detail.

For information on the limitations of the report, our terms and conditions, consumer protection and useful information, please see the Appendices which follow.

Understanding the data	11
Datasets searched	13
Contaminated land	
Authorised industrial processes	Not identified
Landfill and waste	15
Incidents & Enforcements	Not identified
Current land uses	Not identified
Historical land uses	16
Water features	17
Groundwater vulnerability	18
Abstraction sensitivity	Not identified
Environmental designations	Not identified
Flood	
River and coastal	19
Surface Water	21
Groundwater	Not identified
Other	22

Ground stability

Man-made hazards	Not identified
Natural factors	24
Mining	Not identified
Brine and Salt	Not identified

Understanding the data

Contaminated land

This section details the data used as part of our Contaminated Land Risk analysis. Each key dataset is mapped with the detail outlined in a table. We only show an appendix page with detail where we have found data to report. The relevant data has been reviewed by the report writer, supplemented by a review of historical mapping.

Search distances and buffer zones vary based on the scale of the activity and regulatory guidance. These are detailed in the maps on the individual summary pages.

Data contents

Authorised industrial processes	Current and licensed activities relevant to contaminated land and environmental controls from a range of regulatory bodies.
Landfill and waste sites	Detailed information on waste and landfill sites for the Site and surrounding area.
Incidents and enforcements	Pollution incidents, licence enforcements and prosecutions. It also includes Contaminated Land Register Entries and Notices.
Current land use	Contemporary trade directories and fuel stations. This information is indicative of operations at the Site and surrounding area, and may also relate to inactive or former land uses.
Historical land use	Selected information on historical land use for the Site and surrounding area. The data shows historical land use information collected from 1:10,000 scale mapping, and for tanks and energy facilities 1:2,500 scale mapping. This includes polygon and point based land uses digitised by Landmark.
Pathways and receptors	Information relating to the aquifer designations beneath the Site, water features, designated eco-receptors and sensitive area designations at the Site and in the surrounding area.

Flood

This section details the data used as part of our Flood Risk analysis. Each key source of flooding has the data mapped with the detail outlined beneath. All relevant data in this section has been reviewed by the report writer and taken into account in the overall analysis. As a result, the individual risks in the data below may vary from our overall opinion.

We present the data within a 500m buffer zone.

Data contents

River and coastal flooding	The data used to form our river and coastal flood risk analysis includes: <ul style="list-style-type: none"> • Flood Zones: Created for land-use planning, Flood Zones map the likelihood of flooding assuming no defences are present, fail or are over-topped. This data is presented as FZ2 or FZ3. • Risk of Flooding from Rivers and Seas (RoFRS): Provides an indication of flood risk taking into account the presence of defences and the level of protection they offer. • Flood Defences: Recorded by the regulatory body, and includes defence type and standard of protection. • Areas Benefiting from Flood Defences: Areas defined as having protection of at least 1 in 100 for river and 1 in 200 for coastal.
Surface water flooding	We present the risk of surface water flooding in three separate return periods: <ul style="list-style-type: none"> • 1:75 • 1:200 • 1:1000
Groundwater flooding	The data takes into account the two key mechanisms of groundwater flooding; clearwater and permeable superficial deposits.
Other factors	This section accounts for risk that is not tied to modelled data. It includes historical floods, flood storage areas, proximity to water features and elevation above both of these features.

Ground stability

This section provides information on a range of ground stability issues; either naturally occurring or arising from previous mining activity.

We search a number of different sources of information to identify areas of past mining and infilling, including historical mapping. We also consider areas of land that could be prone to ground instability and subsidence as a result of the natural underlying geology.

Radon

Understanding the data

This information is an estimate of the probability that a property in Great Britain is at or above the "Action Level" for radon (the level at which UK Health Security Agency recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more).

Datasets searched

Contaminated land

Authorised industrial processes

Local Authority Pollution Prevention and Controls
 Planning Hazardous Substance Consents
 Control of Major Accident Hazards Sites (COMAH)
 Notification of Installations Handling Hazardous Substances (NIHHS)
 Explosive Sites
 Integrated Pollution Controls
 Registered Radioactive Substances
 Water Industry Act Referrals
 Discharge Consents
 Integrated Pollution Prevention and Control
 Local Authority Integrated Pollution Prevention and Control

Landfill and waste sites

Registered Waste Treatment or Disposal Sites
 Registered Waste Transfer Sites
 BGS Recorded Landfill Sites
 Registered Landfill Sites
 Licensed Waste Management Facilities (Landfill Boundaries)
 Local Authority Recorded Landfill Sites
 Historical Landfill Sites
 Licensed Waste Management Facilities (Locations)

Incidents and enforcements

Enforcement and Prohibition Notices
 Prosecutions Relating to Authorised Processes
 Planning Hazardous Substance Enforcements
 Prosecutions Relating to Controlled Waters
 Local Authority Pollution Prevention and Control Enforcements
 Prosecutions (Post 2000)

Contaminated Land Register Entries and Notices
 Substantiated Pollution Incident Register

Historical land use

Potentially Contaminative Industrial Uses (Past Land Use)
 Potentially Infilled Land (Non-Water)
 Potentially Infilled Land (Water)
 Historical Tanks And Energy Facilities

Current land use

Fuel Station Entries
 Contemporary Trade Directory Entries

Water features

OS VMD- water Features
 OS NGD Water Link

Groundwater vulnerability

Bedrock Aquifer Designations
 Superficial Aquifer Designations
 Scottish Bedrock Aquifer Productivity
 Scottish Superficial Aquifer Productivity

Abstraction sensitivity

Water Abstractions
 Source Protection Zones

Environmental designations

National Nature Reserves
 Local Nature Reserves
 Marine Nature Reserves
 Sites of Special Scientific Interest
 National Parks
 Ramsar Sites
 Special Areas of Conservation
 Special Protection Areas

Flood

River and coastal flooding

Flooding from Rivers or Sea without Defences
 Extreme Flooding from Rivers or Sea without Defences
 Risk of Flooding from Rivers or Sea (RoFRS)
 Flood Defences (with attributes)
 Flood Map: Areas Benefitting from Flood Defences

Surface water flooding

JBA Pluvial 75 Depths
 JBA Pluvial 200 Depths
 JBA Pluvial 1000 Depths

Groundwater flooding

Groundwater Flood Risk 5m
 JBA Pluvial 75 Depths
 Flooding from Rivers or Sea without Defences

Other

Flood Water Storage Areas
 Historic Flood Events
 VMD Water Features

Datasets searched

OS NGD Water Link
OS Terrain 5 DTM
JBA Dam Break
JBA Dam Break - Coverage

Radon

Radon

Radon Potential

Ground stability

Natural hazards

Potential for Landslide Ground Stability Hazards
Potential for Ground Dissolution Stability Hazards
Potential for Compressible Ground Stability Hazards
Potential for Shrinking or Swelling Clay Ground Stability Hazards
Potential for Running Sand Ground Stability Hazards
Potential for Collapsible Ground Stability Hazards
Natural Cavities

Man-made hazards

BGS Recorded Landfill Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Former Marshes
Potentially Infilled Land (Non-Water)
Potentially Infilled Land (Water)
Registered Landfill Sites
Licensed Waste Management Facilities (Landfill Boundaries)
Local Authority Recorded Landfill Sites
Historical Landfill Sites

Brine and salt

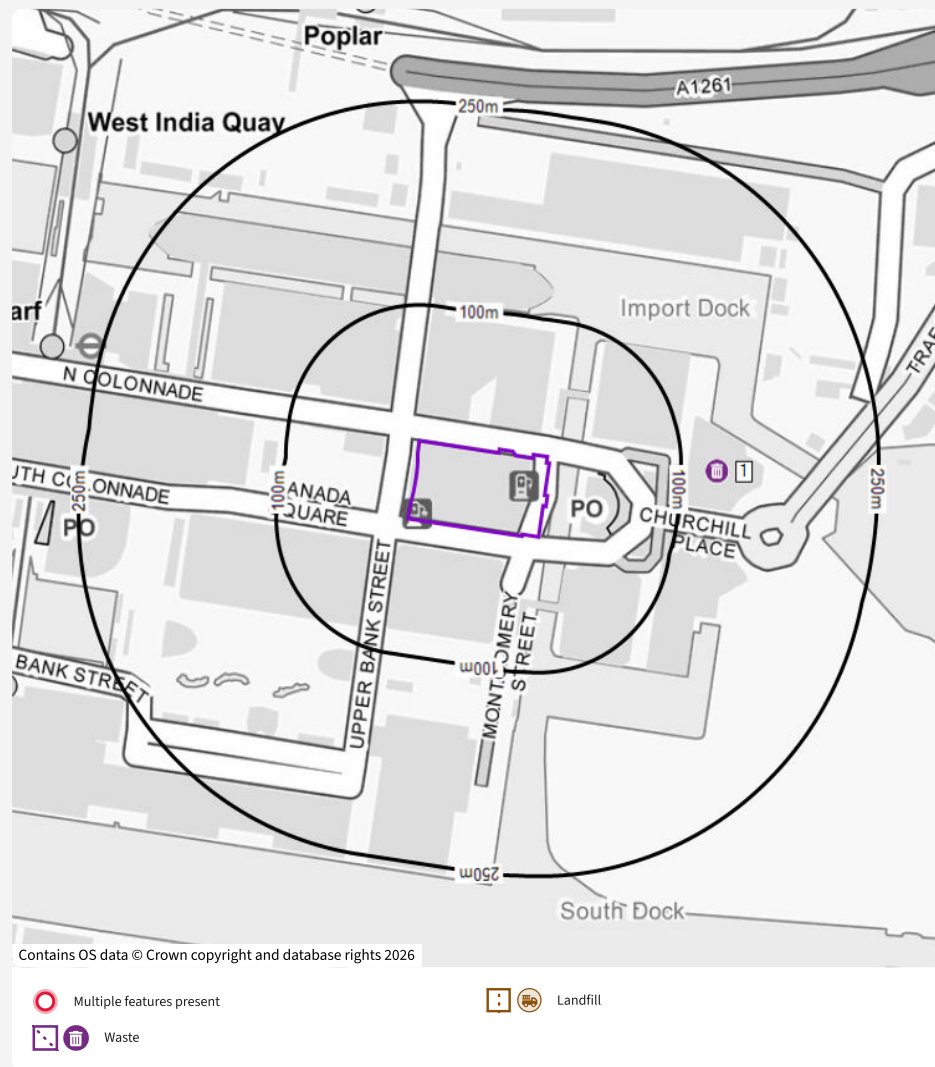
CBSCB Compensation District
Brine Pumping Related Features
Salt Mining Related Features
Brine Subsidence Solution Area

Mining

BGS Recorded Mineral Sites
Potentially Contaminative Industrial Uses (Past Land Use)
Non-Coal Mining Areas of Great Britain
Mining Instability
Potentially Contaminative Land Uses from large scale historical mapping
Potential Mining Areas
Man-Made Mining Cavities

Contaminated land: Landfill and waste

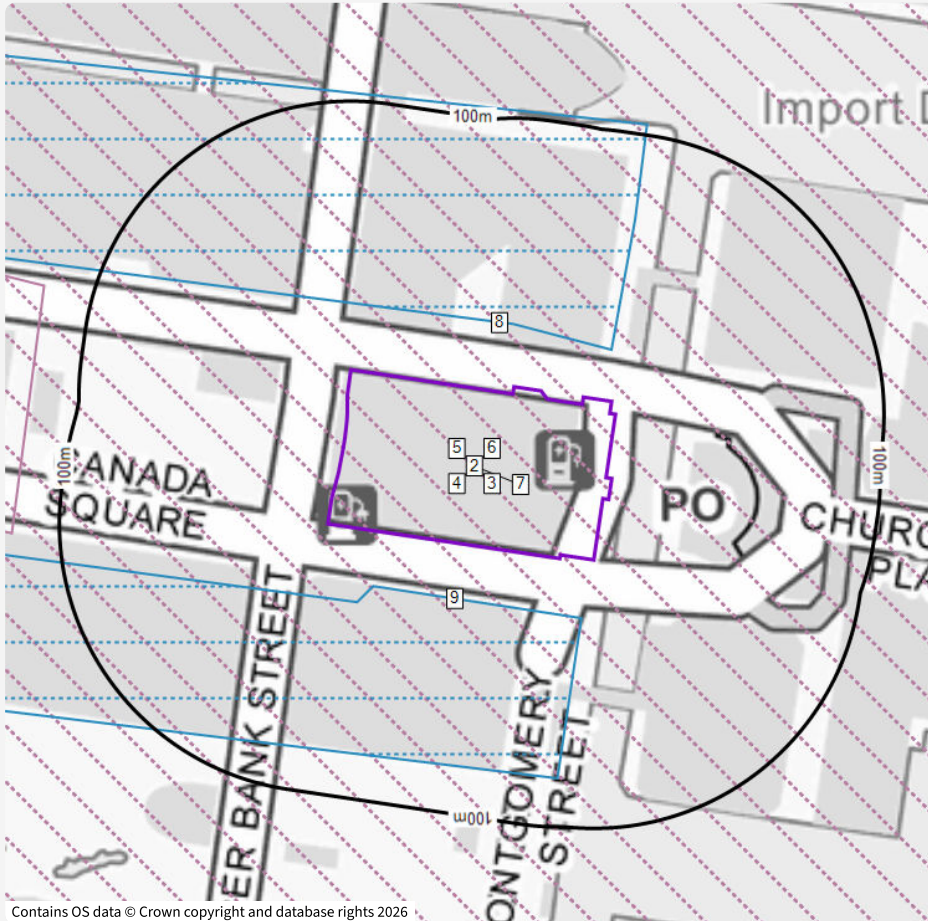
[← Back to commentary](#)



Off-site			
Id	Details	Distance	Contact
Licensed waste management facilities			
1	Reference No.: 105516 Facility Type: Mobile plant treatment for soil <75,000 tpd Operator: Balfour Beatty Civil Engineering Limited Licence Issued: 2013-12-10 Licence Status: 10000099 Address: Mobile Plant Positional Accuracy: Located by supplier to within 10m	128m E	4

Contaminated land: Historical land uses

[← Back to commentary](#)



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- Multiple features present
- Potentially contaminative industrial uses
- Potentially infilled land (non-water)
- Potentially infilled land (water)
- Ⓜ Historic tanks and energy facilities

On-site

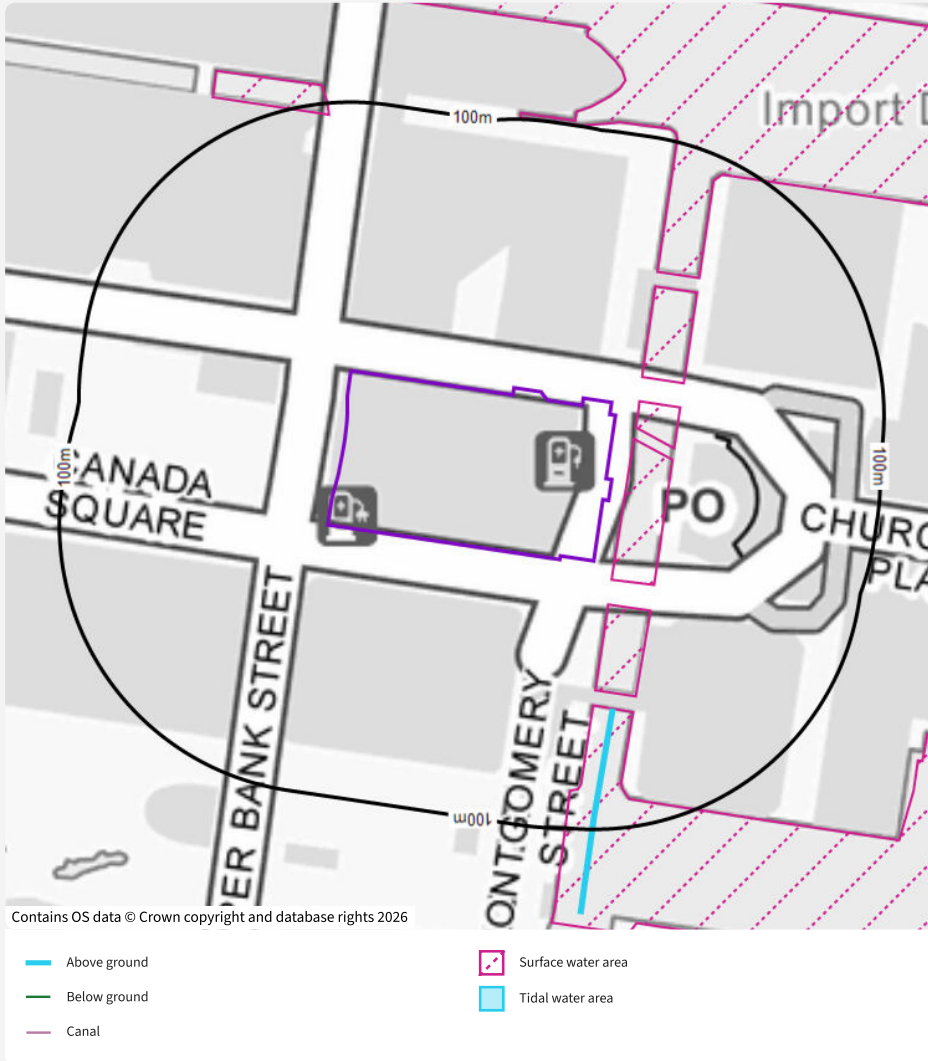
Id	Details	Distance	Contact
Potentially contaminative industrial uses (past land use)			
2	Usage Summary: Transport support & cargo handling Map Published: 1920	0m N	3
3	Usage Summary: Transport support & cargo handling Map Published: 1938	0m N	3
4	Usage Summary: Transport support & cargo handling Map Published: 1882	0m N	3
5	Usage Summary: Transport support & cargo handling Map Published: 1898	0m N	3
6	Usage Summary: Transport support & cargo handling Map Published: 1949	0m N	3
7	Usage Summary: Transport support & cargo handling Map Published: 1995	0m N	3

Off-site

Id	Details	Distance	Contact
Potentially infilled land (water)			
8	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1951	20m N	3
9	Description: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published: 1951	21m S	3

Contaminated land: Water features

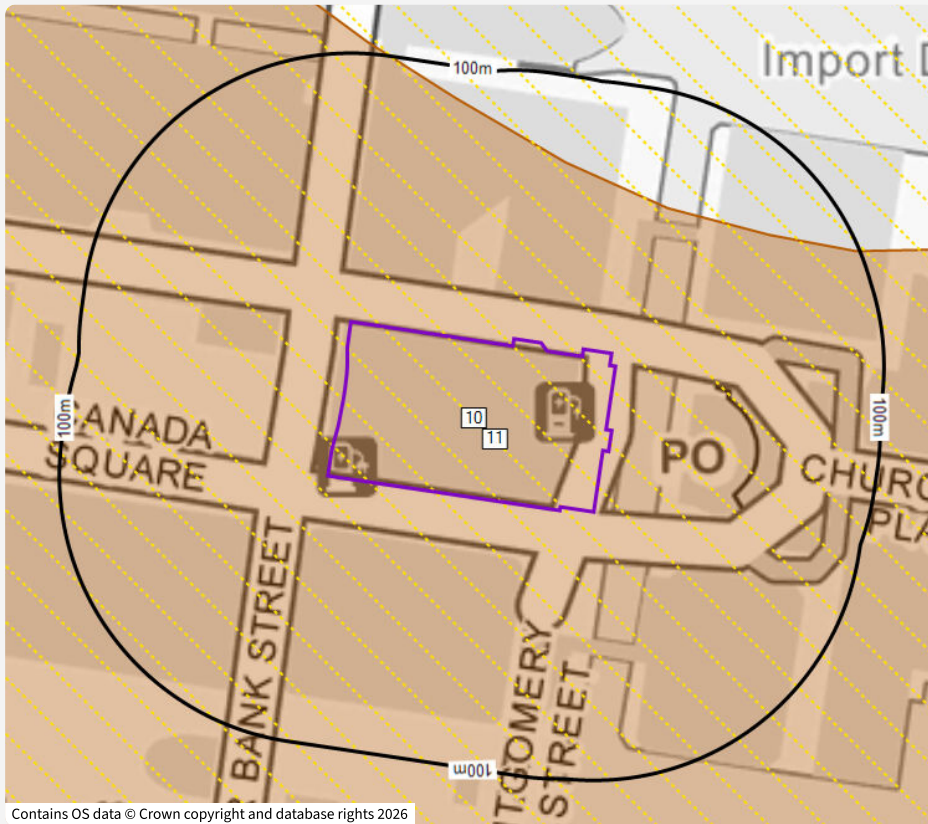
[← Back to commentary](#)



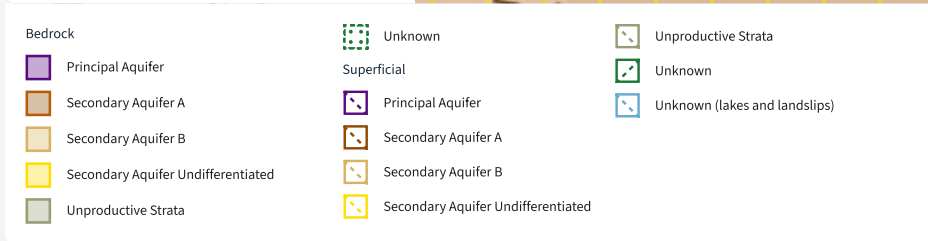
Water features		
Details	Distance	Contact
OS VectorMap District water features		
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	6m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	9m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	15m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	18m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	52m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	54m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	96m N	1
OS NGD Water Network		
Name: West India Docks Catchment name: Thames Type: Lake Level: Above ground Data Provider: Ordnance Survey	56m SE	1

Contaminated land: Groundwater vulnerability

[← Back to commentary](#)



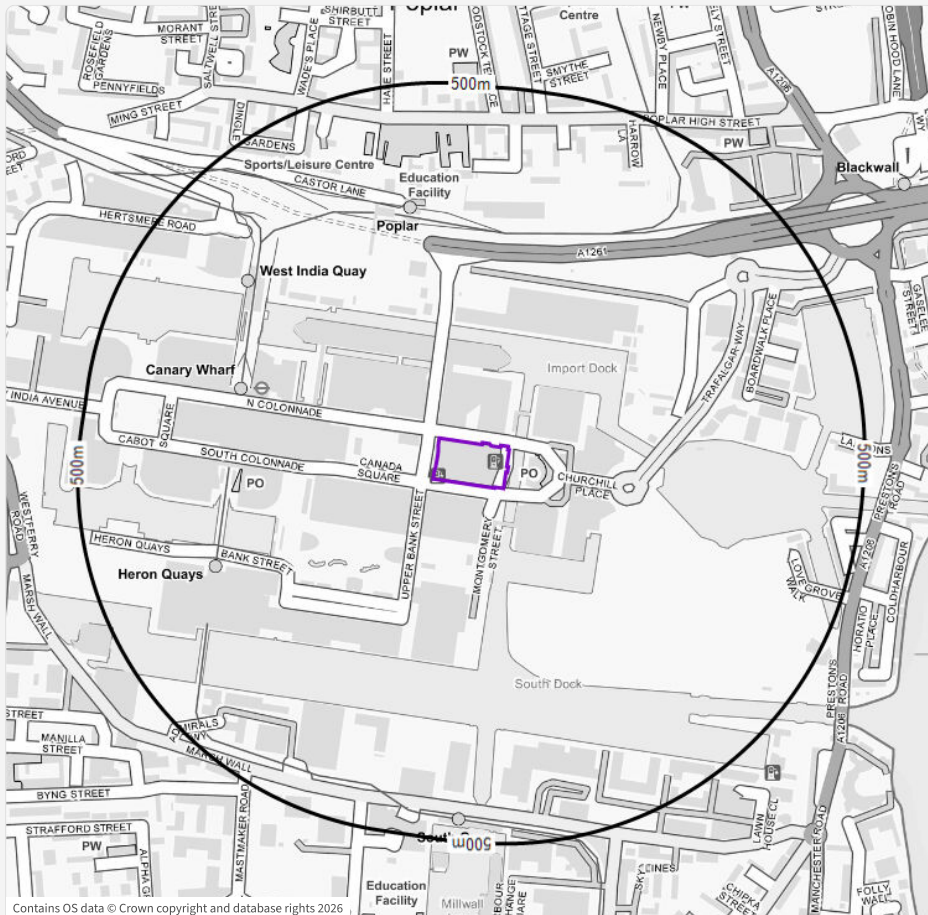
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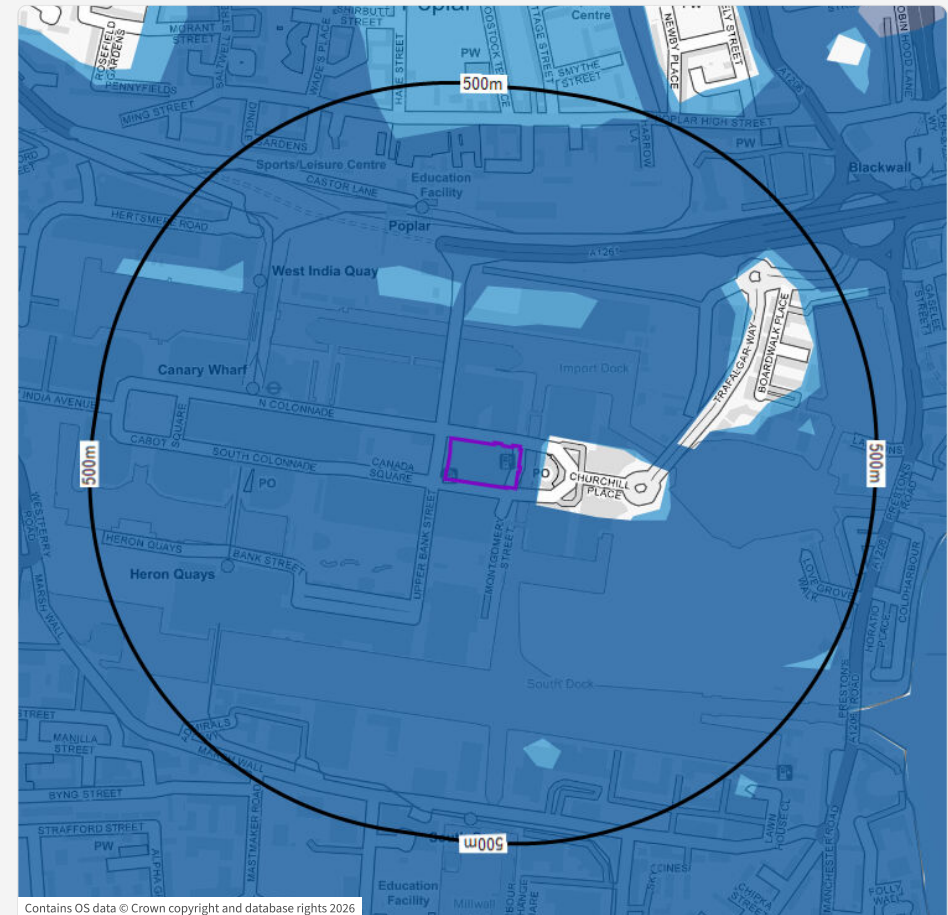
Groundwater vulnerability			
Id	Details	Distance	Contact
Bedrock aquifer designations			
10	Aquifer Type: Secondary Aquifer - A Source: Environment Agency	0m N	4
Superficial aquifer designations			
11	Aquifer Type: Secondary Aquifer - Undifferentiated Source: Environment Agency	0m N	4

Flooding: River and coastal

[← Back to summary](#)



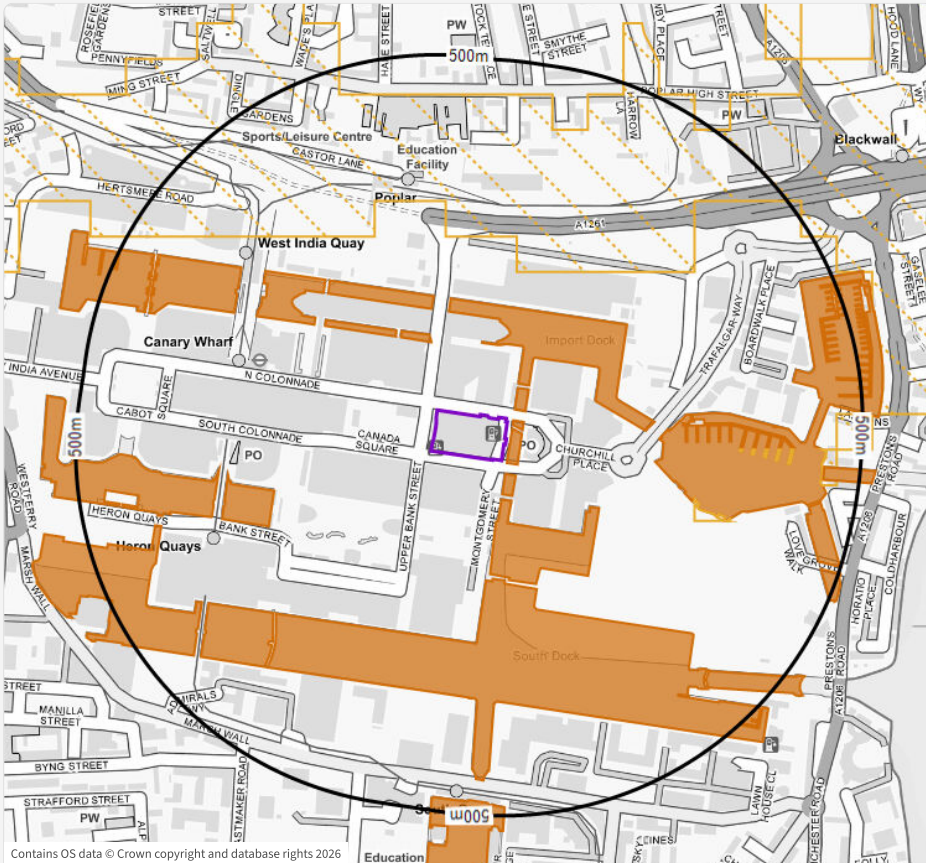
River	Search radius	Result
■ Flood zone 2	On-site	Not Identified
■ Flood zone 3	On-site	Not Identified



Coastal	Search radius	Result
■ Flood zone 2	On-site	Identified
■ Flood zone 3	On-site	Identified

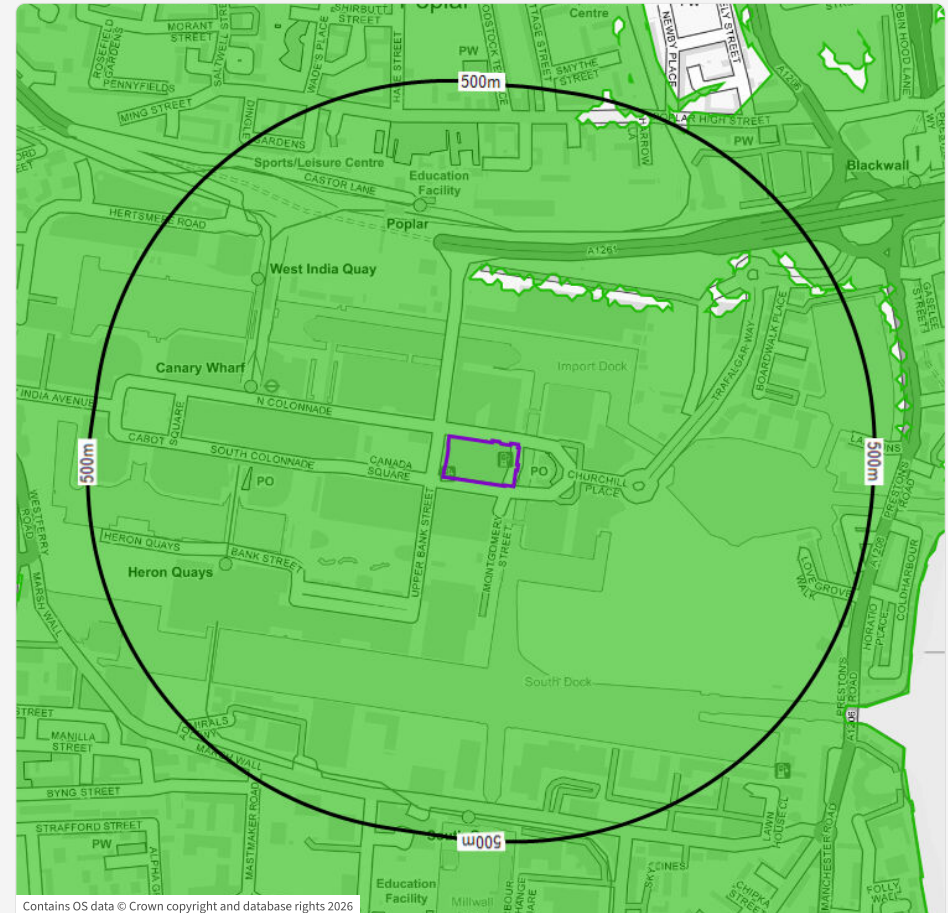
Flooding: River and coastal

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Risk of Flooding from Rivers and Seas	Search radius	Result
High	On-site	Not Identified
Moderate	On-site	Not Identified
Low	On-site	Not Identified



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Flood defences	Search radius	Result
Flood defences	500m	Not Identified
Areas benefitting from flood defences	500m	Identified

Flood: Surface Water

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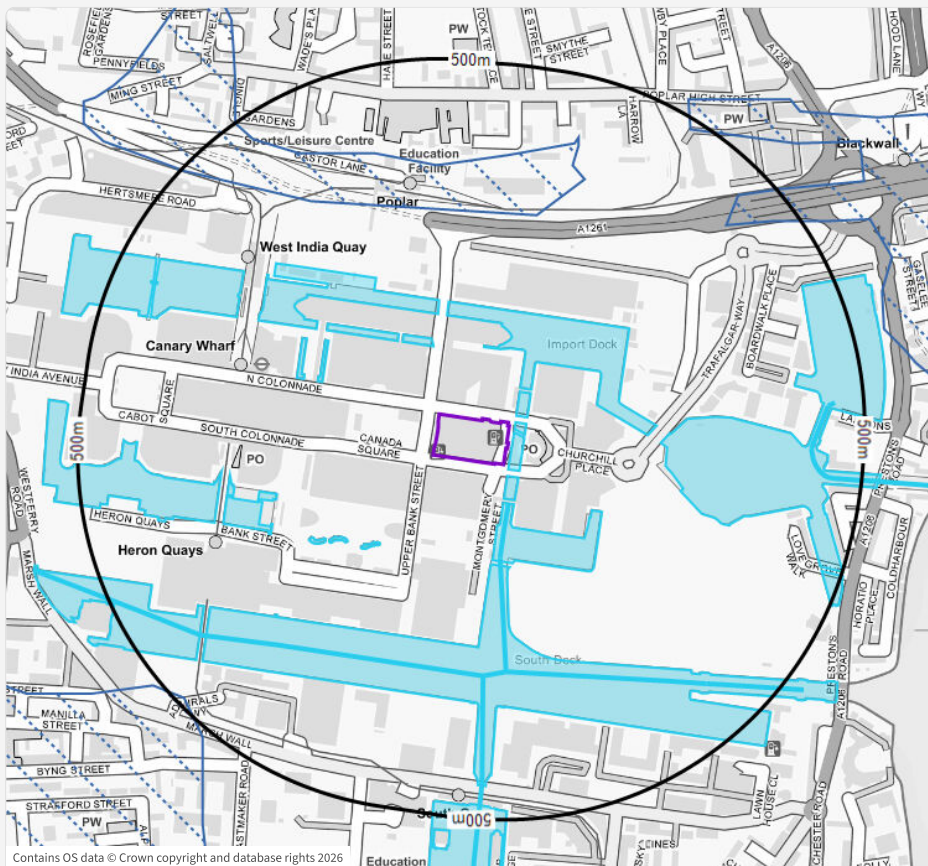
1:75 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Not Identified
0.3-1m	On-site	Not Identified
> 1m	On-site	Not Identified

1:200 return period	Distance	Result
< 0.1m	On-site	Not Identified
0.1-0.3m	On-site	Not Identified
0.3-1m	On-site	Not Identified
> 1m	On-site	Not Identified

1:1000 return period	Distance	Result
0.3-1m	On-site	Identified
> 1m	On-site	Not Identified

Flood: Other

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Risk	Search radius	Result
Historic flood events	50m	Not Identified
Flood water storage areas	On-site	Not Identified
Water features	25m	Identified

Historic flood events

Details	Distance	Contact
Flood Event Type: Historic Flood Event - Tidal Flood Start Date: 1928-01-06 Flood End Date: 1928-01-07 Flood Source: Main River Flood Cause: Overtopping of Defences Data Provider: Environment Agency	288m N	4
Flood Event Type: Historic Flood Event - Tidal Flood Start Date: 1928-01-06 Flood End Date: 1928-01-07 Flood Source: Main River Flood Cause: Overtopping of Defences Data Provider: Environment Agency	414m NE	4
Flood Event Type: Historic Flood Event - Tidal Flood Start Date: 1928-01-06 Flood End Date: 1928-01-07 Flood Source: Main River Flood Cause: Overtopping of Defences Data Provider: Environment Agency	490m SW	4

Water features

Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	6m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	9m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	15m NE	1

Flood: Other

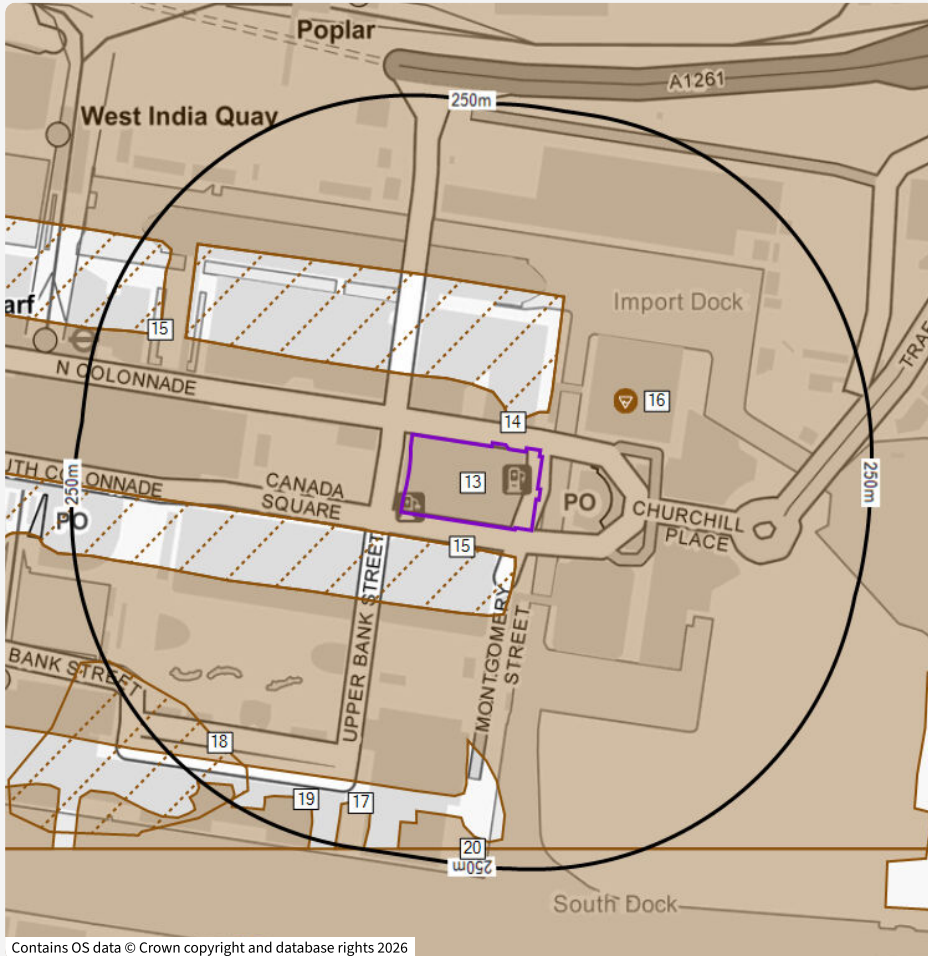
[← Back to summary.](#)

Water features		
Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	18m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	52m NE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	54m SE	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	96m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	119m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	141m N	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	142m S	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	145m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	170m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	171m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	192m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	197m W	1

Water features		
Details	Distance	Contact
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	215m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	227m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	247m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	284m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	299m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	317m NW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	387m SW	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	433m W	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	473m E	1
Type: SURFACE WATER AREA Data Provider: Ordnance Survey	480m S	1
Name: West India Docks Catchment name: Thames Type: Lake Level: Above ground Data Provider: Ordnance Survey	56m SE	1

Ground stability: Natural factors

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- Multiple features present
- Potential for ground stability hazards - high
- Potential for ground stability hazards - moderate
- Natural cavities

Natural factors			
Id	Details	Distance	Contact
Potential for compressible ground stability hazards			
13	Classification: High Potential for Compressibility	0m N	2
17	Classification: High Potential for Compressibility	217m S	2
19	Classification: High Potential for Compressibility	224m SW	2
20	Classification: High Potential for Compressibility	235m S	2
14	Classification: Moderate Potential for Compressibility	17m NE	2
15	Classification: Moderate Potential for Compressibility	18m S	2
Potential for shrinking or swelling clay ground stability hazards			
18	Classification: Moderate Potential for Swelling and Shrinking Clay	217m SW	2
Natural cavities			
16	Reference: 7211 Type: Scour Hollows x 1 Location: Poplar, Greater London	75m NE	3

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Report limitations

Site Solutions Combined reports help you and your clients make informed property decisions. Our reports are 'desktop' assessments, written and quality checked by our team of expert consultants. We carry out the work in our Brighton office using data, maps and our expertise.

The report is a desktop review of information provided by the client and from selected private and public databases. It does not include a Site investigation, nor are specific information requests made of the regulatory authorities for any relevant information. Therefore, Landmark cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete. We do not accept responsibility for inaccurate data provided by external data providers.

The methodology for the contaminated land risk assessment and the conclusions drawn therefrom are the responsibility of Landmark Information Group Ltd.

Flood data does not include flood risk from very small catchments, as models of such small-scale catchments are not considered to be reliable for UK-wide flood assessments.

This report is not designed to be printed. Please store it securely online, and consider the environment before you print.

Methodology

Contaminated land risk

For this section of the report we assess the condition of the land. We see whether the land could be 'Contaminated Land' under the relevant legislation. This section of the report meets the requirements for an independent Site report. This is the recommendation of the Law Society Practice Note on Contaminated Land.

The main legislation is Part 2A of the Environmental Protection Act 1990. The Contaminated Land legislation asks whether a 'plausible contaminant-pathway-receptor relationship' exists. If we identify a relationship, then our consultants will assess the potential significance. We define Liabilities as the potential for remedial works under Part 2A of the Environmental Protection Act 1990.

If the Site is to have a change of use, then we also consider relevant requirements under the Planning Regime. It may be that the level of contamination will only become an issue if the Site is to be redeveloped. An example of this is when former industrial land is redeveloped for housing. If the Site is to be redeveloped then it could also include remedial works required under the planning regime. These remedial works may be the responsibility of the Site owner or occupier.

We will issue one of the following Liability statements, in line with Defra's recommended four stage test.

Assessment	Liability Statement	Defra Category
● Passed	Within the scope of this assessment no Liabilities have been identified. No further action is required.	3 or 4
● Passed with guidance	Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the guidance suggested.	3 or 4
● Further action	We have identified potential soil and/or groundwater liabilities. To quantify these we recommend you undertake the action outlined below.	Potentially 1 or 2

The operational compliance section of the report considers whether the Site is, or is likely to be, engaged in activities that require environmental permits. If any active permits are identified on Site they will be listed in this section as well as considered in the on-site sources of the consultant's commentary. The overall outcome on the front page of the report is either 'Identified' or 'Not Identified'.

Flood risk

For this section of the report, we assess the risk of flooding at the Site. A Consultant will analyse the data within the report, and take into account factors such as source of flooding, extent, and which part of the Site is at risk (is it operationally sensitive).

Three key areas are addressed:

- the overall risk of flooding (taking into account defences)
- how flood risk affects the availability of insurance
- how flood risk affects the potential to redevelop

We report the overall risk in a summary statement, with the three outcomes listed below:

Assessment	Risk Statement
● Passed	<p>Negligible, Low & Low-Moderate Risk: The Site is not considered to be at significant risk of flooding. No further action is deemed necessary.</p> <p>Recommendations: Some simple advice may be provided.</p> <p>Insurability: Insurance should be readily available.</p>
● Passed with guidance	<p>Moderate Risk: Data indicates some risk exists to the Site and its occupants. However, this is expected to be associated with an 'extreme' event.</p> <p>Recommendations: Practical advice will be provided. This may be to obtain further information or to write a flood preparation plan.</p> <p>Insurance: In most cases insurance should be readily available.</p>
● Further Action	<p>Moderate to High and High: This report reveals a significant risk of flooding which should be addressed.</p> <p>Recommendations: Further assessment is recommended to clarify the risk of flooding at the Site. This will inform whether flood protection measures should be installed.</p> <p>Insurance: Insurance may not be available without a higher premium or excess.</p>

Methodology

An Argyll Consultant will write Site-specific commentary to summarise the risk. The purpose of this is to explain the drivers of the risk, and where possible, the extent and impact. This will be a non-technical account, explaining our assessment in simple terms. Our Consultants generate the risk assessment using several sources. This means the risk on the summary page will supersede any risk reported in the data section. We also consider the implications of flood risk under the National Planning Policy Framework (NPPF). We always provide a view on whether a Flood Risk Assessment would be required if development is proposed. Where the client lets us know that the Site is to be redeveloped, we provide recommendations on the most appropriate next step.

Radon

This report informs you whether any properties on Site are in a Radon Affected Area and the percentage of homes in that category that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in any onsite properties; the only way to find out whether any existing property is above or below the Action Level is to carry out a radon measurement.




Useful contacts

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a site. The findings of the report should be discussed with your professional advisor.

1 Ordnance Survey

Adanac Drive
Southampton
SO16 0AS

 www.ordnancesurvey.co.uk
 customerservices@ordnancesurvey.co.uk
 03456 05 05 05

2 British Geological Survey, Enquiry Service

British Geological Survey
Environmental Science Centre
Keyworth
Nottingham
NG12 5GG

 www.bgs.ac.uk
 enquiries@bgs.ac.uk
 0115 936 3143

3 Landmark Information Group Limited

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

 www.landmark.co.uk
 helpdesk@landmark.co.uk
 0330 036 6619

4 Environment Agency, National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

 enquiries@environment-agency.gov.uk
 03708 506 506

5 Argyll Environmental Ltd

1st Floor
98-99 Queens Road
Brighton
BN1 3XF

 www.argyllenvironmental.com
 info@argyllenviro.com
 0845 458 5250

Important consumer protection information



This search has been produced by:

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✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
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- The standards can be seen here: <http://www.conveyinfoexec.com>

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/ or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards. Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPO.

TPOs

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

🌐 www.tpos.co.uk

✉ admin@tpos.co.uk

☎ 01722 333306

Complaints procedure

If you want to make a complaint to Landmark, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Customer Services Manager

Landmark Information
Imperium
Imperial Way
Reading
RG2 0TD

✉ helpdesk@landmark.co.uk

☎ 0330 036 6619

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision

Terms and conditions and copyright statement

Argyll Environmental Terms and Conditions

Argyll Environmental Terms and Conditions for Site Solutions and Flood Solutions reports can be found here: <https://www.landmark.co.uk/wp-content/uploads/2022/07/Argyll-SiteSolutions-and-FloodSolutions-TsCs-3.5-Jan-2022.pdf>. Should you experience difficulties, please call our Customer Service Team on 0330 036 6619.

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